



Hayfield Business Park, Hayfield Place, Kirkcaldy, KY2 5DH

- Located in the highly desirable Hayfield Industrial Estate
- Located 5 minutes from the A92 and M90 Motorway
- Secure Compound
- Rental on asking
- Extends to 1.09 Acres / 0.44 Hectares
- Potential to split into smaller compounds
- Nearby occupiers include Howdens, City Plumbing and Screwfix

LOCATION

Kirkcaldy is one of Fife's principal centres having a resident population of approximately 50,000 persons and a further catchment area now estimated to be in excess of 150,000. The town benefits from an excellent communications system having a mainline railway station with regular services to Edinburgh and the rest of Fife on the Fife circular route. The town is also situated adjacent to the East Fife Regional Road (A92) which provides readily available road links to the motorway network of Central Scotland and beyond.

The subjects are situated in central Fife and on the north side of Kirkcaldy with access to the A92 dual carriageway which connects Glenrothes, Kirkcaldy with the M90 and Dunfermline.

Approximately travel times are as follows:

Glenrothes	5 mins
Queensferry Crossing & M90 Motorway	20 mins
St Andrews	30 mins
Dundee	45 mins
Edinburgh	40 mins
Glasgow	1 hour
Aberdeen	2 hours



The property is accessed from Hayfield Place and other occupiers in the vicinity include Fife Autocentre, Screwfix, Wolseley Delivery, Howdens, Johnston's Decorating Centre and City Plumbing.

DESCRIPTION

Located with Hayfield Business Park the compound extends to 1.09 Acres / 0.44 Hectares. The business park is secured with secured fencing. There is the possibility to secure the compound as required. The compound is overlaid in tarmacadam.

FLOOR AREA

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross external areas:

	Acres	Hectares
Ground	1.09	0.44
Total	1.09	0.44

RENT / LEASE

Rental on asking. All prices will be exclusive of VAT.

RATEABLE VALUE

Rates will be assessed on occupation.

LEGAL EXPENSES AND VAT

Each party is to bear their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

EPC

Available on request.

To arrange a viewing please contact:



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